

## Summary for Proposed Use of 3131 Broadway

We are seeking a special use permit for 3131 Broadway to implement this building into a childcare center. The following is a brief summary regarding the proposed usage of the building...

Service an approximate number of 70 infants, toddlers, pre-schoolers and school age children. This number is based on Ohio Department of Job and Family Services square foot regulations per child.

Hours of operation 6:00 am - 11:30 pm

Offer before and after school care for families

Generate approximately 18 - 22 jobs for new employment

We plan to use the fenced in space that already exists for the playground area which is located on the Northeast side of the building. We may need to expand the fenced area to add a 10' x 10' fenced space to the playground. It will be determined by Ohio Department of Job and Family Services. If we do add this fenced area, the fence will be wood and 6 feet in height.

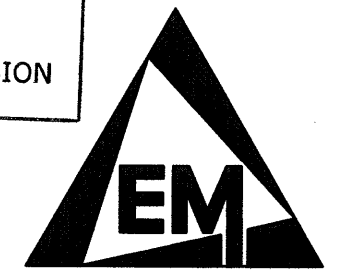
We will seek our professional license to operation from Ohio Department of Job and Family Services and will abide by all safety measures and rules under Ohio law regarding the safety of children.

All children will be dropped off by their parents/guardian and walked inside and out of the building with adult supervision. At no time will the children be allowed to be in the front parking lot without supervision.

Each month we are required to have tornado drills and fire drills for the children. We will abide by these rules and keep accurate records of each

This will be the 2nd childcare facility the owner's plan of opening. The other facility, A Great Place Childcare Center is located at 771 Harrisburg Pike, Columbus, Ohio 43223.

Please contact Kimberly Bradford at [kimlbradford@yahoo.com](mailto:kimlbradford@yahoo.com) or 614-214-4915 with any questions.

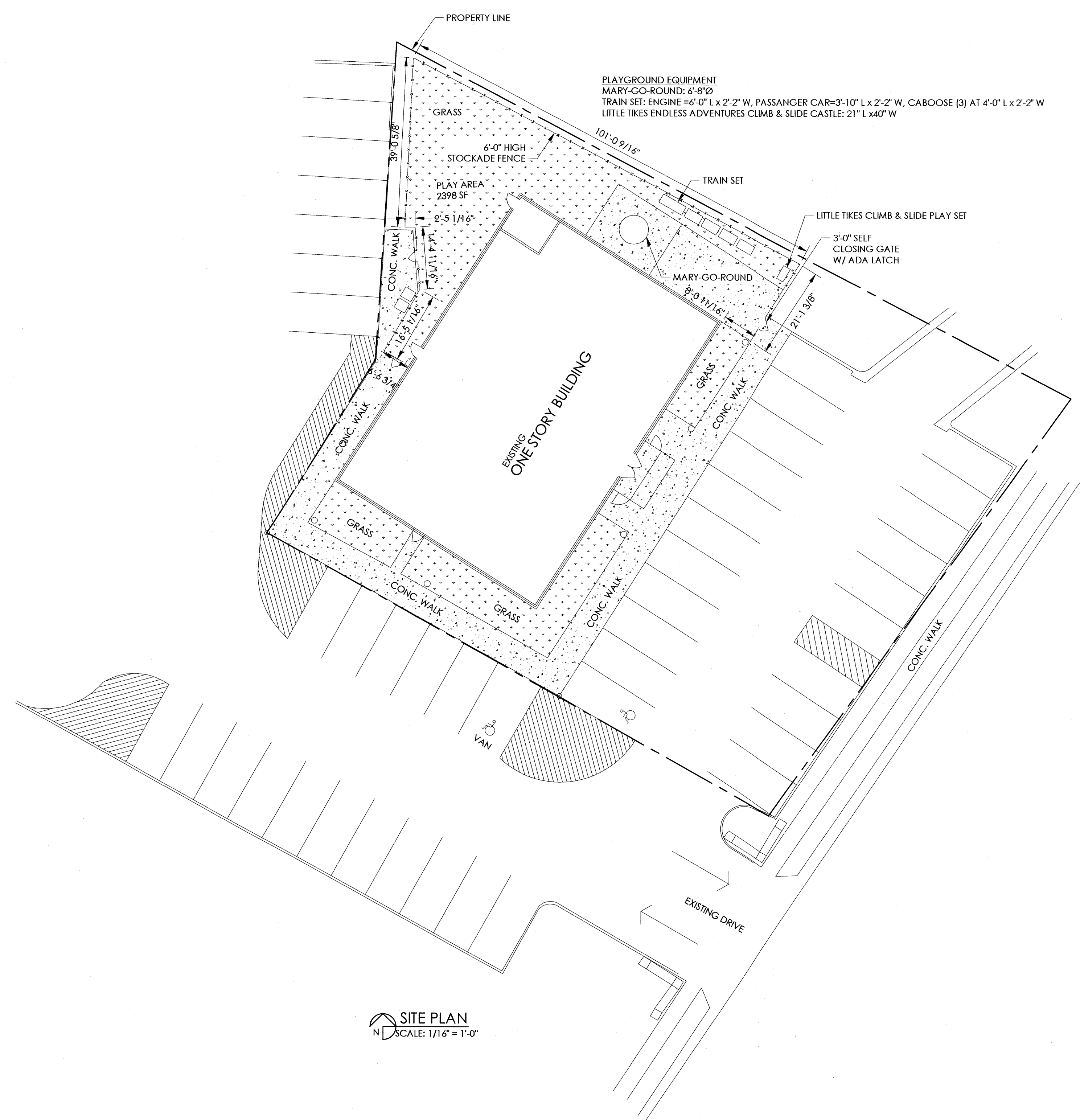


ENGINEERINGGROUP, LTD.  
143 E MAIN ST SUITE 201  
COLUMBUS, OHIO 43215  
614-225-1580  
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PROJECT NUMBER: **130336**  
DESIGN BY: **DWM**



SITE PLAN  
SCALE: 1/16" = 1'-0"

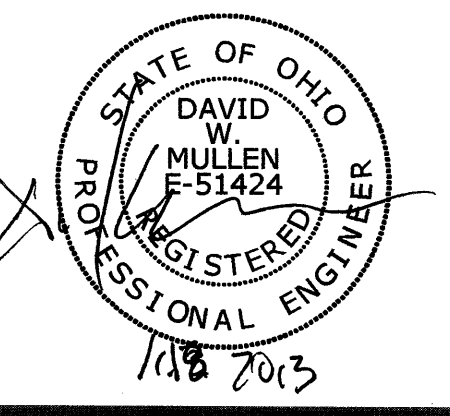
A GREAT PLACE  
EARLY LEARNING ACADEMY

3131 BROADWAY  
GROVE CITY, OHIO 43123

DATE

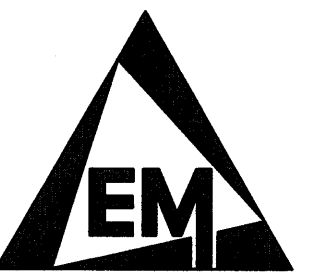
NOVEMBER 18, 2013

REV# DATE DESCRIPTION

ELECTRICAL SITE PLAN

SE1.0



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A GREAT PLACE  
EARLY LEARNING ACADEMY

3131 BROADWAY  
GROVE CITY, OHIO 43123

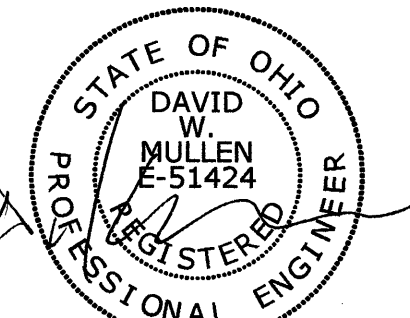
DATE

NOVEMBER 18, 2013

REV

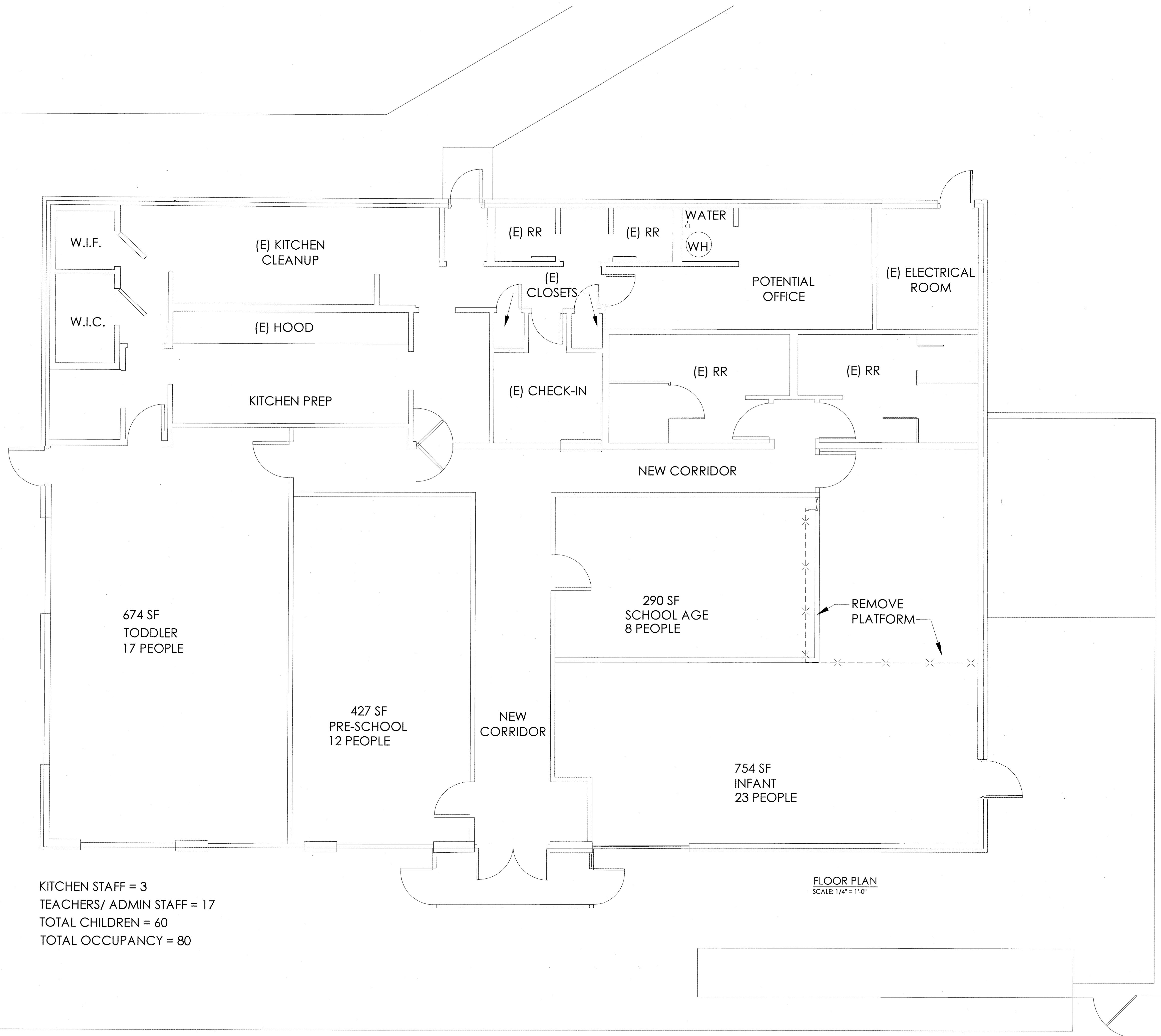
DATE

DESCRIPTION

11/18/2013

FLOOR PLAN



KITCHEN STAFF = 3  
TEACHERS/ ADMIN STAFF = 17  
TOTAL CHILDREN = 60  
TOTAL OCCUPANCY = 80

FLOOR PLAN  
SCALE: 1/4" = 1'-0"



## ENGINEERING GROUP

143 E Main St, Columbus OH 43215  
Phone 614-225-1580  
Fax 614-225-1598

RECEIVED

NOV 18 2013

GC PLANNING COMMISSION

November 18, 2013

A Great Place Early Learning Academy  
3131 Broadway  
Grove City, Ohio 43123

Subject: Application # 201307020026

To Kimberly Shields, AICP Planning / GIS Specialist

**Development Department (Kimberly Shields, 614-277-3007)**

1. In accordance with Section 1135.09(b)(12), the application should provide information to demonstrate:

- A. The purpose used is in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the district.

**Response:** The proposed use will be in harmony with area providing a valuable day care for the area. This will allow parents a safe haven for their children to be watched and cared for by an established Day Care provider. The day care will provide meals for children and a fenced in play area so children will be active and engaged during their stay at the Day Care. The day care will provide jobs for the area employing 20 people at this location.

- B. The proposed use shall not adversely affect the use of the adjacent property.

**Response:** The Day Care will not adversely affect adjacent property, this building is currently vacant and the creation of the day will reduce vandalism and potential vagrancy inherent with vacant buildings.

- C. The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood.

**Response:** The Day Care will provide a public good for neighborhood with structured care of children and will enhance the health, safety, morals, or welfare of persons residing or working in the neighborhood.

2. **Dimensions of the proposed outdoor play area should be clearly noted on plans, as well as the proposed future area of expansion.**

**Response:** A site plan is included with this submission with clearly noted dimensions of outdoor play area. There is no future expansion plans for this facility.

3. **Details should be submitted for the outdoor play area, including general play features to be located within the play area of expansion.**

**Response:** A site plan is included with this submission with play feature located in outdoor play area.

4. **A self-closing gate should be installed for exiting the proposed fenced play area, with its location marked on plans.**

**Response:** Self closing gates are identified for the proposed fenced play area on Site Plan.

5. **The number of staff and children anticipated on the site at one time should be noted.**

**Response:** The number of children is identified on the building plan attached with this submittal with staffing. The total number of children for this facility is 60 and the staff will include 17 staff members for child care and 3 staff members for the kitchen. Total occupancy will be 80 for this facility.

6. **Copies of the shared access and parking agreement between the proposed site and the adjacent parcel (040-003069) should be submitted.**

**Response:** The site plan included in this submittal show proposed parking for this facility. The parking spaces providing has excess parking than is required for this facility. The owner will provide a copy of the shared access agreement with the adjacent property.

7. **The \$100 application fee has not been submitted.**

**Response:** A check is included for \$100 application fee.

**Building Division (Christy Zempter, 614-277-3086)**

8. **An interior floor plan identifying rooms and ages of children in each, as well as door locations will be necessary for a change of occupancy.**

**Response:** A Building plan is attached with this information.

**Urban Forestry (Jodee Lowe, 614-277-1103)**

9. 1136.08 Screening Of Service Structures states that "... if fences are used, supplemental landscaping will be required. Provide 36" height minimum plantings at 5' maximum spacing around the enclosed portion of the perimeter screen."

**Response:** Per my meeting on 11.8.2013 with city I was told landscaping will be required to Screen trash receptors. Landscape screening will be provided to screen trash area.

**Jackson Township Fire Department (Tammy Green, 614-945-5043)**

10. The current A-2 occupancy classification would have to be changed to I-2 for use as a "Childcare Center" as defined in OFC 202 (B).

**Response:** The actual occupancy for this change of use will be use Group "E" per OBC 2011 Section 305.2 Day care. Since the Day Care has then 100 occupants and direct door egress access to exterior for rooms serving children under 2. 5 years old we meet Group "E" occupancy.

11. 2. OFC (ii) 903.2.6 Group I. An Automatic sprinkler system shall be provided throughout buildings with a group I fire area.

**Response:** Since we are group "E" occupancy with less than 100 occupants we will not be required to have an automatic sprinkler system per OBC 903.2.3 Group E, section 2 exception. Every classroom has at least one exterior exit door at ground level.

12. 3. OFC (ii) 907.2.6.2 Group I-2. An automatic smoke detection system shall be installed in spaces permitted to be open to the corridors by section 407.2 of building code. (No floor plan submitted).

**Response:** The building occupancy classification will be Group "E" and will be equipped with a manual fire alarm system to comply with OBC section 907.2.3.

Please do not hesitate to call if you have any additional questions or concerns.

Sincerely

  
David W. Mullen P.E.

